

Mississippi FHA

Roy Adams
SouthTrust # 1875021
FHA Loan # 283-0034355-703

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 26, 1987, and recorded in Book 425, Page 612, in the office of the Clerk of the Chancery Court of DeSoto County, Mississippi, John Kevin Hyneman, a single person conveyed in trust to D. B. Bridgforth, Jr., Trustee(s), the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the legal holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in Book 544, Page 554 in the office of the said Clerk of the Chancery Court; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the entire debt secured thereby having been declared due and payable in accordance with the terms of said Deed of Trust, and the legal holder of said Deed of Trust and the indebtedness secured thereby requested the undersigned to advertise and sell said land and property in accordance with the terms of said Deed of Trust for the purpose of raising the sum due thereunder, together with attorney's fees, trustee's fees and expenses of sale; and,

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust and the laws of the State of Mississippi by which advertisement the sale was appointed to be held on the 1st day of August, 1991 within legal hours at the east front door of the Courthouse, of DeSoto County, Mississippi; and,

WHEREAS, the time, terms, and place of sale were duly advertised for four consecutive weeks immediately preceding said sale by publication in the DeSoto Times, a newspaper published and having a general circulation in DeSoto County, Mississippi, with the original proof of said publication being attached hereto and made a part hereof as if copied in full herein and by posting a notice of said sale upon the Bulletin Board of the Courthouse in said County, placed thereon the 28th day of June, 1991; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time said property was struck off and sold to SouthTrust Mortgage Corporation, a corporation, whose address is P. O. Box 532060, Birmingham, Alabama, 35253-2060 at and for the sum of Seventy-six Thousand Five Hundred and No/100 Dollars, that being the highest and best bid offered; and,

WHEREAS, the said SouthTrust Mortgage Corporation has assigned its interests in the said property to the Secretary of Housing and Urban Development of Washington, D.C., his successor and assigns; and,

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by SouthTrust Mortgage Corporation of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Arnold M. Weiss, as Substitute Trustee, does hereby

grant, bargain, sell and convey to the said Secretary of Housing and Urban Development of Washington, D.C., his successors and assigns, the property above mentioned and now further described as being in the County of DeSoto, State of Mississippi, to-wit:

Lot 3A, Brookhollow Commercial Subdivision, in Section 24, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 25, Page 20, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

This conveyance is subject to restrictive covenants presently affecting the above described property. Only such title is conveyed by this instrument as is vested in him as Substitute Trustee.

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand this 1st day of August, 1991.

Arnold M. Weiss
ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE

COUNTY OF SHELBY

Personally appeared before me, the undersigned authority in and for the above mentioned county and state, Arnold M. Weiss, Substitute Trustee, who acknowledged that he signed and delivered the above and foregoing instrument on the date therein mentioned, as his own act and deed and for all purposes therein stated.

GIVEN under my hand and official seal of office this 1st day of August, 1991.

Andrea Middleton
NOTARY PUBLIC

My Commission Expires: ~~My~~ Commission Expires March 29, 1992

PROPERTY ADDRESS:
8095 Martha Ann Lane
Southaven, MS

GRANTEE AND MAIL TAX STATEMENT TO:

U. S. Department of Housing and Urban Development
ATTN: Property Disposition
100 W. Capitol Street
Jackson, MS 39269-1096
(601) 960-4769

GRANTOR AND THIS INSTRUMENT PREPARED BY:

Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103
(901) 526-8296

Mail
to

AUG 16 9 48 AM '91

PROOF OF PUBLICATION

RECORDED 8-19-91
DEED BOOK 237
PAGE 599
W.E. DAVIS CH. CLK.

THE STATE OF MISSISSIPPI
COUNTY OF DESOTO

DENISE JONES personally appeared before me the undersigned authority in and for said County and State and states on oath that she is the CLERK of the DeSoto Times, a newspaper published in the Town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 4 consecutive times, as follows, to-wit:

NOTICE OF TRUSTEE'S SALE

Whereas, on the 26th day of December, 1987 a Deed of Trust was executed by John Kevin Hyneman, a single person to D. B. Bridgforth, Jr., Trustee(s), for the benefit of AmeriFirst Mortgage Services, Inc. which Deed of Trust is of record in the office of the Clerk of the Chancery Court of DeSoto County, Mississippi, in Deed of Trust book 425, Page 612, and

Whereas, by Warranty Deed from John Kevin Hyneman to Roy H. Adams and John W. Adams, Jr. of record in Book 224, Page 270 in the office of the Clerk of the Chancery Court of DeSoto County, Mississippi and which said deed provides that the grantees assume and agree to pay the indebtedness secured by said Deed of Trust, and

Whereas, said Deed of Trust was assigned by AmeriFirst Mortgage Services, Inc. to Altus Bank, a Federal Savings Bank its successors and/or assigns by assignment recorded in Book 426, Page 407 in the office of the said Clerk of the Chancery Court, and

Whereas, said Deed of Trust was assigned by Altus Bank, A Federal Savings Bank to SouthTrust Mortgage Corporation by assignment recorded in Book 448, Page 780 in the office of the said Clerk of the Chancery Court, and

Whereas, the legal holder of the aforesaid Deed of Trust and the indebtedness secured thereby substituted Arnold M. Weiss as Substitute Trustee in the place and stead of D. B. Bridgforth, Jr. and any subsequently appointed Substitute Trustee by instrument of record in Book 544, Page 554 in the office of the said Clerk of the Chancery Court, and

Whereas, default has been made in the terms and conditions of said Deed of Trust and the entire debt secured thereby having been declared to be due and payable in accordance with the terms and conditions of said Deed of Trust and the legal holder of same indebtedness having requested the undersigned Substitute Trustee to execute the trust and sell said land and property in accordance with the terms of said Deed of Trust for the purpose of raising the sums due thereunder, together with attorney's fees, trustee's fees and expense of sale.

NOW, THEREFORE, I, ARNOLD M. WEISS, SUBSTITUTE TRUSTEE, WILL ON the 1st day of August, 1991, A.C.E., within legal hours, at the east front door of the Courthouse in DeSoto County, Mississippi, proceed to sell at public outcry to the highest and best bidder for cash, the following described property, to-wit:

Situated in the DeSoto County, Mississippi.

Lot 3A, Brookhollow Commercial Subdivision, in Section 24, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 25, Page 20, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

I will sell and convey only such title as is vested in me as Substitute Trustee.
WITNESS my signature this the 26th day of June, 1991, A.C.E.

ARNOLD M. WEISS, Substitute Trustee
208 Adams Avenue
Memphis, TN 38103
901-526-8296

July 10, 17, 24 and 31, 1991

485

Volume No. 96 on the 10 day of July, 1991
Volume No. 96 on the 17 day of July, 1991
Volume No. 96 on the 24 day of July, 1991
Volume No. 96 on the 31 day of July, 1991
Volume No. _____ on the _____ day of _____, 19____

Denise Jones, Clerk
(TITLE)

Sworn to and subscribed before me, this the

31 day of July, 1991

Lawanda Kentzley

By Notary Public

My commission expires _____ My Commission Expires June 3, 1993

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B. 3 subsequent insertions of 485 words @ .05 \$ 72.75
C. Making proof of publication and depositing to same \$ 1.00

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